

IBC- International Building Code

[A] 101.1 Title.

referred to as "this code."

[A] 101.4.3 Plumbing.

replacement of plumbing systems, including equipment, appliances, fixtures, fittings and appurtenances, and where connected to a water or sewage system and all aspects of a medical gas system. The provisions of the International Private Sewage Disposal Code shall apply to private sewage

[A] 101.4.4 Property maintenance.

premises; equipment and facilities; light, ventilation, space heating, sanitation, life and fire safety hazards; responsibilities of owners, operators and occupants; and occupancy of existing premises and structures.

[A] 102.1 General.

Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall be applicable. Where, in any specific case, different sections of this code specify different materials, methods of construction or other requirements, the most restrictive shall govern.

[A] 103.1 Creation of enforcement agency.

known as the building official. The function of the agency shall be the implementation, administration and enforcement of the provisions of this code.

[A] 103.2 Appointment.

The building official shall be appointed by the chief appointing authority of the jurisdiction.

[A] 103.3 Deputies.

appointing authority, the building official shall have the authority to appoint a deputy building official, other related technical officers, inspectors and other employees. Such employees shall have powers as delegated by the building official.

[A] 104.3 Applications and permits.

the premises for which such permits have been issued and enforce compliance with the provisions of this code.

[A] 104.7 Official records.

The building official shall keep official records as required by Sections 104.7.1 through 104.7.5. Such official records shall be retained for not less than 5 years or for as long as the building or structure to which such records relate remains in existence, unless otherwise provided by other regulations.

[A] 104.7.1 Approvals.

A record of approvals shall be maintained by the building official and shall be available for public inspection during business hours in accordance with applicable laws.

[A] 104.7.5 Fees.

The building official shall keep a record of fees collected and refunded in accordance with Section 109.

[A] 105.1 Required.

or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the building official and obtain the required permit.

[A] 105.2 Work exempt from permit.

Exemptions from permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances

Building:

1. 1.

One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided that the floor area is not greater than 120 square feet (11 m²).

2. 2.

Fences, other than swimming pool barriers, not over 7 feet (2134 mm) high.

3. 3.

Oil derricks.

4. 4.

Retaining walls that are not over 4 feet (1219 mm) in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge or impounding Class I, II or IIIA liquids.

5. 5.

Water tanks supported directly on grade if the capacity is not greater than 5,000 gallons (18 925 L) and the ratio of height to diameter or width is not greater than 2:1.

6. 6.

Sidewalks and driveways not more than 30 inches (762 mm) above adjacent grade, and not over any basement or story below and are not part of an accessible route.

7. 7.

Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.

8. 8.

Temporary motion picture, television and theater stage sets and scenery.

9. 9.

Prefabricated swimming pools accessory to a Group R-3 occupancy that are less than 24 inches (610 mm) deep, are not greater than 5,000 gallons (18 925 L) and are installed entirely above ground.

10. 10.

Shade cloth structures constructed for nursery or agricultural purposes, not including service systems.

11. 11.

Swings and other playground equipment accessory to detached one- and two-family dwellings.

12. 12.

Window awnings in Group R-3 and U occupancies, supported by an exterior wall that do not project more than 54 inches (1372 mm) from the exterior wall and do not require additional support.

13. 13.

Nonfixed and movable fixtures, cases, racks, counters and partitions not over 5 feet 9 inches (1753

Electrical:

1. 1.

Repairs and maintenance: Minor repair work, including the replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles.

2. 2.

Radio and television transmitting stations: The provisions of this code shall not apply to electrical equipment used for radio and television transmissions, but do apply to equipment and wiring for a

3. 3.

Temporary testing systems: A permit shall not be required for the installation of any temporary system required for the testing or servicing of electrical equipment or apparatus.

Gas:

1. 1.

Portable heating appliance.

2. 2.

Replacement of any minor part that does not alter approval of equipment or make such equipment

Mechanical:

1. 1.

Portable heating appliance.

2. 2.

Portable ventilation equipment.

3. 3.

Portable cooling unit.

4. 4.

Steam, hot or chilled water piping within any heating or cooling equipment regulated by this code.

5. 5.

Replacement of any part that does not alter its approval or make it unsafe.

6. 6.

Portable evaporative cooler.

7. 7.

Self-contained refrigeration system containing 10 pounds (4.54 kg) or less of refrigerant and actuated by motors of 1 horsepower (0.75 kW) or less.

Plumbing:

1. 1.

The stopping of leaks in drains, water, soil, waste or vent pipe, provided, however, that if any concealed trap, drain pipe, water, soil, waste or vent pipe becomes defective and it becomes necessary to remove and replace the same with new material, such work shall be considered as new work and a permit shall

2. 2.

reinstallation of water closets, provided that such repairs do not involve or require the replacement or rearrangement of valves, pipes or fixtures.

[A] 105.2.1 Emergency repairs.

Where equipment replacements and repairs must be performed in an emergency situation, the permit application shall be submitted within the next working business day to the building official.

[A] 105.3 Application for permit.

To obtain a permit, the applicant shall first file an application therefor in writing on a form furnished by the department of building safety for that purpose. Such application shall:

1. 1.

Identify and describe the work to be covered by the permit for which application is made.

2. 2.

Describe the land on which the proposed work is to be done by legal description, street address or similar description that will readily identify and definitely locate the proposed building or work.

3. 3.

Indicate the use and occupancy for which the proposed work is intended.

4. 4.

Be accompanied by construction documents and other information as required in Section 107.

5. 5.

State the valuation of the proposed work.

6. 6.

Be signed by the applicant, or the applicant's authorized agent.

7. 7.

Give such other data and information as required by the building official.

[A] 105.3.1 Action on application.

thereto within a reasonable time after filing. If the application or the construction documents do not conform to the requirements of pertinent laws, the building official shall reject such application in writing, stating the reasons therefor. If the building official is satisfied that the proposed work conforms to the requirements of this code and laws and ordinances applicable thereto, the building official shall issue a

[A] 105.3.2 Time limitation of application.

after the date of filing, unless such application has been pursued in good faith or a permit has been issued; except that the building official is authorized to grant one or more extensions of time for additional periods not exceeding 90 days each. The extension shall be requested in writing and justifiable cause demonstrated.

[A] 105.5 Expiration.

commenced within 180 days after its issuance, or if the work authorized on the site by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced. The building official is authorized to grant, in writing, one or more extensions of time, for periods not more than 180 days each. The extension shall be requested in writing and justifiable cause demonstrated.

[A] 107.1 General.

Submittal documents consisting of construction documents, statement of special inspections, geotechnical report and other data shall be submitted in two or more sets, or in a digital format where allowed by the building official, with each permit application. The construction documents shall be prepared by a registered design professional where required by the statutes of the jurisdiction in which the project is to be constructed. Where special conditions exist, the building official is authorized to

other data not required to be prepared by a registered design professional if it is found that the nature of the work applied for is such that review of construction documents is not necessary to obtain compliance with this code.

[A] 108.3 Temporary service utilities.

with Section 112.

[A] 109.2 Schedule of permit fees.

Where a permit is required, a fee for each permit shall be paid as required, in accordance with the schedule as established by the applicable governing authority.

[A] 109.3 Permit valuations.

issued at time of application. Such estimated valuations shall include the total value of work, including materials and labor, for which the permit is being issued, such as electrical, gas, mechanical, plumbing equipment and permanent systems. Where, in the opinion of the building official, the valuation is underestimated, the permit shall be denied, unless the applicant can show detailed estimates acceptable to the building official. The building official shall have the authority to adjust the final

[A] 109.4 Work commencing before permit issuance.

Any person who commences any work before obtaining the necessary permits shall be subject to a fee established by the building official that shall be in addition to the required permit fees.

[A] 109.6 Refunds.

The building official is authorized to establish a refund policy.

[A] 115.4 Failure to comply.

work as that person is directed to perform to remove a violation or unsafe condition, shall be subject to fines established by the authority having jurisdiction.

[A] 116.3 Notice.

owner's authorized agent, a written notice that describes the condition deemed unsafe and specifies the required repairs or improvements to be made to abate the unsafe condition, or that requires the unsafe structure to be demolished within a stipulated time. Such notice shall require the person thus notified to declare immediately to the building official acceptance or rejection of the terms of the order.

1608.2 Ground snow loads.

in accordance with the reliability-targeted (strength based) ground snow load values in Chapter 7 of ASCE 7 or Figures 1608.2(1) through 1608.2(4) for the contiguous United States and Table 1608.2 for Alaska. Site-specific case studies shall be determined in accordance with Chapter 7 of ASCE 7 and shall be approved by the building official. Snow loads are zero for Hawaii, except in mountainous

IRC-International Residential Code

R101.1 Title.

CDP

These provisions shall be known as the Residential Code for One- and Two-family Dwellings of [name of jurisdiction], and shall be cited as such and will be referred to herein as "this code."

R103.1 Creation of agency.

INSIGHTS

the building official. The function of the agency shall be the implementation, administration and enforcement of the provisions of this code.

R103.2 Appointment.

INSIGHTS

The building official shall be appointed by the chief appointing authority of the jurisdiction.

R103.3 Deputies.

CDP

INSIGHTS

appointing authority, the building official shall have the authority to appoint a deputy building official, other related technical officers, inspectors and other employees. Such employees shall have powers as delegated by the building official.

R104.3 Applications and permits.

the premises for which such permits have been issued and enforce compliance with the provisions of this code.

R104.7 Official records.

CDP

official records shall be retained for not less than 5 years or for as long as the building or structure to which such records relate remains in existence, unless otherwise provided by other regulations.

R104.7.1 Approvals.

CDP

A record of approvals shall be maintained by the building official and shall be available for public inspection during business hours in accordance with applicable laws.

R104.7.5 Fees.

CDP

R108.

R105.1 Required.

CDP

or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the building official and obtain the required permit.

R105.2 Work exempt from permit.

CDP

INSIGHTS

Exemption from permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances

Building:

1. 1. Other than storm shelters, one-story detached accessory structures, provided that the floor area
2. 2. Fences not over 7 feet (2134 mm) high.
3. 3. Retaining walls that are not over 4 feet (1219 mm) in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge.
4. 4. Water tanks supported directly upon grade if the capacity does not exceed 5,000 gallons (18 927 L) and the ratio of height to diameter or width does not exceed 2 to 1.
5. 5. Sidewalks and driveways.
6. 6. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.
7. 7. Prefabricated swimming pools that are less than 24 inches (610 mm) deep.
8. 8. Swings and other playground equipment.
9. 9. Window awnings supported by an exterior wall that do not project more than 54 inches (1372 mm) from the exterior wall and do not require additional support.
10. 10. Decks not exceeding 200 square feet (18.58 m²) in area, that are not more than 30 inches (762 mm) above grade at any point, are not attached to a dwelling or townhouse and do not serve the exit

Electrical:

1. 1. Listed cord-and-plug connected temporary decorative lighting.
2. 2. Reinstallation of attachment plug receptacles but not the outlets therefor.

3. 3.Replacement of branch circuit overcurrent devices of the required capacity in the same location.
4. 4.Electrical wiring, devices, appliances, apparatus or equipment operating at less than 25 volts and not capable of supplying more than 50 watts of energy.
5. 5.Minor repair work, including the replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles.

Gas:

1. 1.Portable heating, cooking or clothes drying appliances.
2. 2.Replacement of any minor part that does not alter approval of equipment or make such equipment
3. 3.Portable-fuel-cell appliances that are not connected to a fixed piping system and are not

Mechanical:

1. 1.Portable heating appliances.
2. 2.Portable ventilation appliances.
3. 3.Portable cooling units.
4. 4.Steam, hot- or chilled-water piping within any heating or cooling equipment regulated by this code.
5. 5.Replacement of any minor part that does not alter approval of equipment or make such equipment
6. 6.Portable evaporative coolers.
7. 7.Self-contained refrigeration systems containing 10 pounds (4.54 kg) or less of refrigerant or that are actuated by motors of 1 horsepower (746 W) or less.
8. 8.Portable-fuel-cell appliances that are not connected to a fixed piping system and are not

Plumbing:

1. 1.The stopping of leaks in drains, water, soil, waste or vent pipe; provided, however, that if any concealed trap, drainpipe, water, soil, waste or vent pipe becomes defective and it becomes necessary to remove and replace the same with new material, such work shall be considered as new work and a

reinstallation of water closets, provided such repairs do not involve or require the replacement or rearrangement of valves, pipes or fixtures.

R105.2.1 Emergency repairs.

Where equipment replacements and repairs must be performed in an emergency situation, the permit application shall be submitted within the next working business day to the building official.

R105.3 Application for permit.

To obtain a permit, the applicant shall first file an application therefor in writing on a form furnished by the department of building safety for that purpose. Such application shall:

1. 1. Identify and describe the work to be covered by the permit for which application is made.
2. 2. Describe the land on which the proposed work is to be done by legal description, street address or similar description that will readily identify and definitely locate the proposed building or work.
3. 3. Indicate the use and occupancy for which the proposed work is intended.
4. 4. Be accompanied by construction documents and other information as required in Section R106.1.
5. 5. State the valuation of the proposed work.
6. 6. Be signed by the applicant or the applicant's authorized agent.
7. 7. Give such other data and information as required by the building official.

R105.3.2 Time limitation of application.

after the date of filing unless such application has been pursued in good faith or a permit has been issued; except that the building official is authorized to grant one or more extensions of time for additional periods not exceeding 180 days each. The extension shall be requested in writing and

R105.5 Expiration.

within 180 days after its issuance or after commencement of work if more than 180 days pass between inspections. The building official is authorized to grant, in writing, one or more extensions of time, for periods not more than 180 days each. The extension shall be requested in writing and justifiable cause

R106.1 Submittal documents.

Submittal documents consisting of construction documents, and other data shall be submitted in two or more sets, or in a digital format where allowed by the building official, with each application for a permit. The construction documents shall be prepared by a registered design professional where required by the statutes of the jurisdiction in which the project is to be constructed. Where special conditions exist,

other data not required to be prepared by a registered design professional if it is found that the nature of the work applied for is such that reviewing of construction documents is not necessary to obtain compliance with this code.

R107.3 Temporary power.

electric installation before such installation has been fully completed and the final certificate of completion has been issued. The part covered by the temporary certificate shall comply with the requirements specified for temporary lighting, heat or power in NFPA 70.

R108.2 Schedule of permit fees.

permit, a fee for each permit shall be paid as required, in accordance with the schedule as established by the applicable governing authority.

STRIKE OUT R108.3 Permit Valuations

R108.5 Refunds.

The building official is authorized to establish a refund policy.

R108.6 Work commencing before permit issuance.

mechanical or plumbing system before obtaining the necessary permits shall be subject to a fee established by the applicable governing authority that shall be in addition to the required permit fees.

R113.2 Notice of violation.

erection, construction, alteration, extension, repair, moving, removal, demolition or occupancy of a building or structure in violation of the provisions of this code, or in violation of a detail statement or a plan approved thereunder, or in violation of a permit or certificate issued under the provisions of this code. Such order shall direct the discontinuance of the illegal action or condition and the abatement of

R113.4 Violation penalties.

or who erects, constructs, alters or repairs a building or structure in violation of the approved construction documents or directive of the building official, or of a permit or certificate issued under the provisions of this code, shall be subject to penalties as prescribed by law.

R114.4 Failure to comply.

work as that person is directed to perform to remove a violation or unsafe condition, shall be subject to fines established by the authority having jurisdiction.

R301.2.3 Snow loads.

accordance in with Section 1608 of the International Building Code. Wood-framed construction, cold-formed, steel-framed construction and masonry and concrete construction, and structural insulated panel construction in regions with allowable stress design ground snow loads, pg(asd), 70 pounds per square foot (3.35 kPa) or less, shall be in accordance with Chapters 5, 6 and 8. Buildings in regions with allowable stress design ground snow loads, pg(asd), greater than 70 pounds per square foot (3.35

R302.13 Fire protection of floors.

Floor assemblies that are not required elsewhere in this code to be fire-resistance rated, shall be provided with a 1/2-inch (12.7 mm) gypsum wallboard membrane, 5/8-inch (16 mm) wood structural panel membrane, or equivalent on the underside of the floor framing member. Penetrations or openings

Exceptions:

1. Floor assemblies located directly over a space protected by an automatic sprinkler system in accordance with Section P2904, NFPA 13D, or other approved equivalent sprinkler system.

2. 2. Floor assemblies located directly over a crawl space not intended for storage or for the installation of fuel-fired or electric-powered heating appliances.
3. 3. Portions of floor assemblies shall be permitted to be unprotected where complying with the
 1. 3.1. The aggregate area of the unprotected portions does not exceed 80 square feet (7.4 m²) per
 2. 3.2. Fireblocking in accordance with Section R302.11.1 is installed along the perimeter of the unprotected portion to separate the unprotected portion from the remainder of the floor assembly.
 4. 4. Wood floor assemblies using dimension lumber or structural composite lumber equal to or greater than 2-inch by 10-inch (50.8 mm by 254 mm) nominal dimension, or other approved floor assemblies with no habitable space above them.

R302.6 Dwelling unit garage fire separation.

with Section R302.5. Attachment of gypsum board shall comply with Table R702.3.5. The wall separation provisions of Table R302.6 shall not apply to garage walls that are perpendicular to the adjacent dwelling unit wall.

SECTION R309

AUTOMATIC SPRINKLER SYSTEMS

R309.1 Townhouse automatic sprinkler systems.

An automatic sprinkler system shall be installed in townhouses.

Exception: An automatic sprinkler system shall not be required where additions or alterations are made to existing townhouses that do not have an automatic sprinkler system installed.

R309.1.1 Design and installation.

Automatic sprinkler systems for townhouses shall be designed and installed in accordance with Section R309.2 One- and two-family dwellings automatic sprinkler systems.

An automatic sprinkler system shall be installed in one- and two-family dwellings.

Exception: An automatic sprinkler system shall not be required for additions or alterations to existing buildings that are not already provided with a sprinkler system.

R309.2.1 Design and installation.

13D.

R403.3 Frost-protected shallow foundations.

CDP

For buildings where the monthly mean temperature of the building is maintained at not less than 64°F (18°C), footings are not required to extend below the frost line where protected from frost by insulation in accordance with Figure R403.3(1) and Table R403.3(1). Foundations protected from frost in accordance with Figure R403.3(1) and Table R403.3(1) shall not be used for unheated spaces such as

complying with ASTM C578.

N1102.2.11 (R402.2.11)Crawl space walls.

Crawl space walls shall be insulated in accordance with Section N1102.2.11.1 or N1102.2.11.2.

Exception: Crawl space walls associated with a crawl space that is vented to the outdoors and the floor overhead is insulated in accordance with Table N1102.1.3 and Section N1102.2.8.

N1102.5 (R402.5)Air leakage.

requirements of Sections N1102.5.1 through N1102.5.5.

N1102.5.1.2 (R402.5.1.2)Air leakage testing.

The building or each dwelling unit or sleeping unit in the building shall be tested for air leakage.

Testing shall be conducted in accordance with ANSI/RESNET/ICC 380, ASTM E779, ASTM E1827 or ASTM E3158 and reported at a pressure differential of 0.2 inch water gauge(50 Pascals). Where required by the code official, testing shall be conducted by an approved third party. A written report of the results of the test shall be signed by the party conducting the test and provided to the code official.

During testing:

1. 1.Exterior windows and doors, fireplace and stove doors shall be closed, but not sealed, beyond the intended weatherstripping or other infiltration control measures.
2. 2.Dampers including exhaust, intake, makeup air, backdraft and flue dampers shall be closed, but not sealed beyond intended infiltration control measures.
3. 3.Interior doors, where installed at the time of the test, shall be open.
4. 4.Exterior or interior terminations for continuous ventilation systems shall be sealed.
5. 5.Heating and cooling systems, where installed at the time of the test, shall be turned off.
6. 6.Supply and return registers, where installed at the time of the test, shall be fully open.

one- and two-family dwellings and townhouses not more than three stories above grade plane in height, building thermal envelope tightness and insulation installation shall be considered acceptable where the items in Table N1102.5.1.1, applicable to the method of construction, are field verified. Where required by the code official, an approved third party independent from the installer shall inspect both air barrier and insulation installation criteria. Heated, attached private garage space and heated, detached private garage space shall be thermally isolated from all other habitable, conditioned spaces in accordance with

N1103.3.7 (R403.3.7)Duct system testing.

Each duct system shall be tested for air leakage in accordance with ANSI/RESNET/ICC 380 or ASTM E1554. Total leakage shall be measured with a pressure differential of 0.1 inch water gauge (25 Pa) across the duct system and shall include the measured leakage from the supply and return ductwork. A written report of the test results shall be signed by the party conducting the test and provided to the code official. Duct system leakage testing at either rough-in or post construction shall be permitted with

Exceptions:

1. 1. Testing shall not be required for duct systems serving ventilation systems that are not integrated with duct systems serving heating or cooling systems.

2. 2. Testing shall not be required where there is not more than 10 feet (3048 mm) of total ductwork external to the space conditioning equipment and both the following are met:

1. 2.1. The duct system is located entirely within conditioned space.

2. 2.2. The ductwork does not include plenums constructed of building cavities or gypsum board.

measured leakage of the supply and return ductwork shall be less than or equal to 3.0 cubic feet per minute (85 L/min) per 100 square feet (9.29 m²) of conditioned floor area.

G2406.2 (303.3) Prohibited locations.

Appliances shall not be located in sleeping rooms, bathrooms, toilet rooms, storage closets or surgical rooms, or in a space that opens only into such rooms or spaces, except where the installation complies

1. 1. The appliance is a direct-vent appliance installed in accordance with the conditions of the listing

2. 2. Vented room heaters, wall furnaces, vented decorative appliances, vented gas fireplaces, vented gas fireplace heaters and decorative appliances for installation in vented solid fuel-burning fireplaces

3. 3. A single wall-mounted unvented room heater is installed in a bathroom and such unvented room heater is equipped as specified in Section G2445.6 and has an input rating not greater than 6,000 Btu/h

4. 4. A single wall-mounted unvented room heater is installed in a bedroom and such unvented room heater is equipped as specified in Section G2445.6 and has an input rating not greater than 10,000

5. 5. The appliance is installed in a room or space that opens only into a bedroom or bathroom, and such room or space is used for no other purpose and is provided with a solid weather-stripped door equipped with an approved self-closing device. Combustion air shall be taken directly from the outdoors

an area of not less than 100 square inches (0.06 m²) that communicates with a space outside of a sleeping room, bathroom, toilet room or storage closet.

G2445.2 (621.2) Prohibited use.

dwelling unit.

G2445.7 (621.7) Unvented decorative room heaters.

An unvented decorative room heater shall not be installed in a factory-built fireplace unless the fireplace system has been specifically tested, listed and labeled for such use in accordance with UL 127.

P2603.5.1 Sewer depth.

(mm) below finished grade at the point of septic tank connection. Building sewers shall be not less than [number] inches (mm) below grade.

BE104.1 TESTING.

Where radon-resistant construction is required, radon testing shall be as specified in Items 1 through

1. 1. Testing shall be performed after the dwelling passes its air tightness test.
2. 2. Testing shall be performed after the radon control system and HVAC installations are complete. The HVAC system shall be operating during the test. Where the radon system has an installed fan, the
3. 3. Testing shall be performed at the lowest occupied floor level, whether or not that space is finished. Spaces that are physically separated and served by different HVAC systems shall be tested separately.
4. 4. Testing shall not be performed in a closet, hallway, stairway, laundry room, furnace room,
5. 5. Testing shall be performed with a commercially available radon test kit or testing shall be performed by an approved third party with a continuous radon monitor. Testing with test kits shall include two tests, and the test results shall be averaged. Testing shall be in accordance with this
6. 6. Testing shall be performed with the windows closed. Testing shall be performed with the exterior doors closed, except when being used for entrance or exit. Windows and doors shall be closed for not
7. 7. Testing shall be performed by the builder, a registered design professional or an approved third
8. 8. Testing shall be conducted over a period of not less than 48 hours or not less than the period specified by the testing device manufacturer, whichever is longer.
9. 9. Written radon test results shall be provided by the test lab or testing party. The final written test report with results less than 4 picocuries per liter (pCi/L) shall be provided to the code official.
10. 10. Where the radon test result is 4 pCi/L or greater, the fan for the radon vent pipe shall be installed
11. 11. Where the radon test result is 4 pCi/L or greater, the system shall be modified and retested until space.

IPC- International Plumbing Code

[A] 101.1 Title.

referred to as "this code."

THIS WAS WRONG IN THE LAST UPDATE. THE CODE WAS 106.6.2 FOR *FEES SCHEDULE* BUT WAS IN THE ORDINANCE AS 101.6.2. FURTHERMORE, WE DO NOT HAVE A "PLUMBING FEE". THIS WAS THE 2018 CODE: [A] 106.6.2 Fee schedule.

The fees for all plumbing work shall be as indicated in the following schedule:

[JURISDICTION TO INSERT APPROPRIATE SCHEDULE]

THE 2024 CODE FOR SCHEDULE OF PERMIT FEES READS:

[A] 108.2 Schedule of permit fees. Where work requires a permit, a fee for each permit shall be paid as required, in accordance with the schedule as established by the applicable governing authority.

THEREFORE DOES NOT NEED TO BE CHANGED.

[A] 103.1 Creation of agency.

known as the code official. The function of the agency shall be the implementation, administration and enforcement of the provisions of this code.

[A] 103.2 Appointment.

The code official shall be appointed by the chief appointing authority of the jurisdiction.

[A] 103.3 Deputies.

appointing authority, the code official shall have the authority to appoint a deputy code official, other related technical officers, inspectors and other employees. Such employees shall have powers as delegated by the code official.

[A] 104.3 Applications and permits.

the premises for which such permits have been issued and enforce compliance with the provisions of this code.

[A] 104.7 Official records.

official records shall be retained for not less than 5 years or for as long as the building or structure to which such records relate remains in existence, unless otherwise provided by other regulations.

[A] 104.7.1 Approvals.

A record of approvals shall be maintained by the code official and shall be available for public inspection during business hours in accordance with applicable laws.

[A] 104.7.5 Fees.

The code official shall keep a record of fees collected and refunded in accordance with Section 108.

[A] 105.1 Where required.

move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the code official and

[A] 105.3 Application for permit.

furnished for that purpose and shall contain a general description of the proposed work and its location. The application shall be signed by the owner or owner's authorized agent. The permit application shall indicate the proposed occupancy of all parts of the building and of that portion of the site or lot, if any, not covered by the building or structure and shall contain such other information required by the code

[A] 105.5.3 Expiration.

become null and void if the work authorized by such permit is not commenced within 180 days from the date of such permit, or if the work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of 180 days. Before such work can be recommenced, a new permit shall be first obtained and the fee therefor shall be one-half the amount required for a new permit for such work, provided that changes have not been made and will not be made in the original

[A] 106.1 Construction documents.

Construction documents, engineering calculations, diagrams and other such data shall be submitted in two or more sets, or in a digital format where allowed by the code official, with each application for a permit. The code official shall require construction documents, computations and specifications to be prepared and designed by a registered design professional where required by state law. Construction documents shall be drawn to scale and shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that the work conforms to the provisions of this code.

calculations or other data if the nature of the work applied for is such that the reviewing of construction documents is not necessary to determine compliance with this code.

[A] 114.2 Notice of violation.

installation, alteration, extension, repair, removal or demolition of plumbing work in violation of the provisions of this code, or in violation of a detail statement or the approved construction documents thereunder, or in violation of a permit or certificate issued under the provisions of this code. Such order shall direct the discontinuance of the illegal action or condition and the abatement of the violation.

[A] 114.4 Violation penalties.

thereof or who shall erect, install, alter or repair plumbing work in violation of the approved construction documents or directive of the code official, or of a permit or certificate issued under the provisions of this code, shall be guilty of a [SPECIFY OFFENSE], punishable by a fine of not more than [AMOUNT] dollars or by imprisonment not exceeding [NUMBER OF DAYS], or both such fine and imprisonment. Each day that a violation continues after due notice has been served shall be deemed a separate

[A] 115.4 Failure to comply.

work as that person is directed to perform to remove a violation or unsafe condition, shall be subject to fines established by the authority having jurisdiction.

305.4 Freezing.

concealed in outside walls, or in any other place subjected to freezing temperatures unless adequate provision is made to protect such pipes from freezing by insulation or heat or both. Exterior water supply system piping shall be installed not less than 6 inches (152 mm) below the frost line and not less than

305.4.1 Sewer depth.

[NUMBER] inches (mm) below finished grade at the point of septic tank connection. Building sewers shall be installed not less than [NUMBER] inches (mm) below grade.

IMC- International Mechanical Code

[A] 103.1 Creation of agency.

the code official. The function of the agency shall be the implementation, administration and enforcement of the provisions of this code.

[A] 103.2 Appointment.

The code official shall be appointed by the chief appointing authority of the jurisdiction.

[A] 103.3 Deputies.

appointing authority, the code official shall have the authority to appoint a deputy code official, other related technical officers, inspectors and other employees. Such employees shall have powers as delegated by the code official.

104.3 Applications and permits.

premises for which such permits have been issued and enforce compliance with the provisions of this code.

[A] 104.7 Official records.

official records shall be retained for not less than 5 years or for as long as the building or structure to which such records relate remains in existence, unless otherwise provided by other regulations.

104.7.1 Approvals.

A record of approvals shall be maintained by the code official and shall be available for public inspection during business hours in accordance with applicable laws.

104.7.5 Fees.

The code official shall keep a record of fees collected and refunded in accordance with Section 108.

[A] 105.1 Where required.

An owner, owner's authorized agent or contractor who desires to erect, install, enlarge, alter, repair, remove, convert or replace a mechanical system, the installation of which is regulated by this code, or to cause such work to be performed, shall first make application to the code official and obtain the

emergency situation, the permit application shall be submitted within the next working business day of the department of mechanical inspection.

[A] 105.3 Application for permit.

furnished for that purpose and shall contain a general description of the proposed work and its location. The application shall be signed by the owner or the owner's authorized agent. The permit application shall indicate the proposed occupancy of all parts of the building and of that portion of the site or lot, if any, not covered by the building or structure and shall contain such other information required by the

[A] 105.3.2 Time limitation of application.

after the date of filing, unless such application has been pursued in good faith or a permit has been issued; except that the code official shall have the authority to grant one or more extensions of time for additional periods not exceeding 180 days each. The extension shall be requested in writing and

[A] 105.4.3 Expiration.

become null and void if the work authorized by such permit is not commenced within 180 days from the date of such permit, or if the work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of 180 days. Before such work recommences, a new permit shall be first obtained and the fee therefor shall be one-half the amount required for a new permit for such work, provided that changes have not been made and will not be made in the original construction

[A] 106.1 Construction documents.

Construction documents, engineering calculations, diagrams and other data shall be submitted in two or more sets, or in a digital format where allowed by the building official, with each application for a permit. The code official shall require construction documents, computations and specifications to be prepared and designed by a registered design professional where required by state law. Where special conditions exist, the code official is authorized to require additional construction documents to be prepared by a registered design professional. Construction documents shall be drawn to scale and shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail

calculations or other data if the nature of the work applied for is such that reviewing of construction documents is not necessary to determine compliance with this code.

[A] 108.3 Permit valuations.

issued at the time of application. Such estimated valuations shall include the total value of work, including materials and labor, for which the permit is being issued, such as mechanical equipment and permanent systems. Where, in the opinion of the code official, the valuation is underestimated, the permit shall be denied unless the applicant can show detailed estimates to the code official. The code

[A] 108.4 Work commencing before permit issuance.

shall be subject to a fee established by the code official that shall be in addition to the required permit fees.

[A] 108.6 Refunds.

The code official is authorized to establish a refund policy.

[A] 114.2 Notice of violation.

installation, alteration, extension, repair, removal or demolition of mechanical work in violation of the provisions of this code, or in violation of a detail statement or the approved construction documents thereunder, or in violation of a permit or certificate issued under the provisions of this code. Such order shall direct the discontinuance of the illegal action or condition and the abatement of the violation.

[A] 114.4 Violation penalties.

thereof or who shall erect, install, alter or repair mechanical work in violation of the approved construction documents or directive of the code official, or of a permit or certificate issued under the provisions of this code, shall be guilty of a [SPECIFY OFFENSE], punishable by a fine of not more than [AMOUNT] dollars or by imprisonment not exceeding [NUMBER OF DAYS], or both such fine and imprisonment. Each day that a violation continues after due notice has been served shall be deemed a

[A] 115.4 Failure to comply.

work as that person is directed to perform to remove a violation or unsafe condition, shall be subject to fines established by the authority having jurisdiction.

903.3 Unvented gas log heaters.

An unvented gas log heater shall not be installed in a factory-built fireplace unless the fireplace system has been specifically tested, listed and labeled for such use in accordance with UL 127.

[A] 108.3 Permit valuations.

issued at time of application. Such estimated valuations shall include total value of work, including materials and labor, for which the permit is being issued, such as plumbing equipment and permanent systems. Where, in the opinion of the code official, the valuation is underestimated, the permit shall be denied unless the applicant can show detailed estimates acceptable to the code official. The code

[A] 108.4 Work commencing before permit issuance.

shall be subject to a fee established by the code official that shall be in addition to the required permit fees.

THE CORRECT SECTION

[A] 108.6 Refunds.

The code official is authorized to establish a refund policy.

[A] 113.2 Notice of violation.

installation, alteration, extension, repair, removal or demolition of work in violation of the provisions of this code, or in violation of a detail statement or the approved construction documents thereunder, or in violation of a permit or certificate issued under the provisions of this code. Such order shall direct the discontinuance of the illegal action or condition and the abatement of the violation.

[A] 113.4 Violation penalties.

erect, install, alter or repair work in violation of the approved construction documents or directive of the code official, or of a permit or certificate issued under the provisions of this code, shall be guilty of a [SPECIFY OFFENSE], punishable by a fine of not more than [AMOUNT] dollars or by imprisonment not exceeding [NUMBER OF DAYS], or both such fine and imprisonment. Each day that a violation

[A] 114.4 Failure to comply.

work as that person is directed to perform to remove a violation or unsafe condition, shall be subject to fines established by the authority having jurisdiction.

303.3 Prohibited locations.

CDP

Appliances shall not be located in sleeping rooms, bathrooms, toilet rooms, storage closets or surgical rooms, or in a space that opens only into such rooms or spaces, except where the installation complies

1. 1.

The appliance is a direct-vent appliance installed in accordance with the conditions of the listing and the

2. 2.

Vented room heaters, wall furnaces, vented decorative appliances, vented gas fireplaces, vented gas fireplace heaters and decorative appliances for installation in vented solid fuel-burning fireplaces are

3. 3.

A single wall-mounted unvented room heater is installed in a bathroom and such unvented room heater is equipped as specified in Section 621.6 and has an input rating not greater than 6,000 Btu/h (1.76

4. 4.

A single wall-mounted unvented room heater is installed in a bedroom and such unvented room heater is equipped as specified in Section 621.6 and has an input rating not greater than 10,000 Btu/h (2.93

5. 5.

The appliance is installed in a room or space that opens only into a bedroom or bathroom, and such room or space is used for no other purpose and is provided with a solid weather-stripped door equipped with an approved self-closing device. Combustion air shall be taken directly from the outdoors in

6. 6.

area of not less than 100 square inches (0.06 m²) that communicates with a space outside of a sleeping room, bathroom, toilet room or storage closet.

303.3.1 Fireplaces and decorative appliances in Group I-2 occupancies.

prohibited except where such appliances are direct-vent appliances installed in public lobby and waiting areas that are not within smoke compartments containing patient sleeping areas. In Group I-2, Condition 1 occupancies, gas fireplace appliances and decorative gas appliances shall be prohibited in patient sleeping rooms. In Group I-2 occupancies, the appliance controls shall be located where they can be accessed only by facility staff. Such fireplaces shall comply with Sections 501.2 and 604.1 of

IFGC-International Fuel and Gas Code

106.6.2 WE DO NOT HAVE A MECHANICAL/PLUMBING FEE SCHEDULE

[A] 103.1 Creation of agency.

the code official. The function of the agency shall be the implementation, administration and enforcement of the provisions of this code.

[A] 103.2 Appointment.

The code official shall be appointed by the chief appointing authority of the jurisdiction.

[A] 103.3 Deputies.

appointing authority, the code official shall have the authority to appoint a deputy code official, other related technical officers, inspectors and other employees. Such employees shall have powers as delegated by the code official.

[A] 104.3 Applications and permits.

the premises for which such permits have been issued and enforce compliance with the provisions of this code.

[A] 104.7 Official records.

official records shall be retained for not less than 5 years or for as long as the building or structure to which such records relate remains in existence, unless otherwise provided by other regulations.

[A] 104.7.1 Approvals.

A record of approvals shall be maintained by the code official and shall be available for public inspection during business hours in accordance with applicable laws.

[A] 104.7.5 Fees.

The code official shall keep a record of fees collected and refunded in accordance with Section 108.

[A] 105.1 Where required.

An owner, owner's authorized agent or contractor who desires to erect, install, enlarge, alter, repair, remove, convert or replace an installation regulated by this code, or to cause such work to be performed, shall first make application to the code official and obtain the required permit for the work.

an emergency situation, the permit application shall be submitted within the next working business day of the Department of Inspection.

[A] 105.3 Application for permit.

furnished for that purpose and shall contain a general description of the proposed work and its location. The application shall be signed by the owner or an owner's authorized agent. The permit application shall indicate the proposed occupancy of all parts of the building and of that portion of the site or lot, if any, not covered by the building or structure and shall contain such other information required by the

105.5.3 Expiration.

become null and void if the work authorized by such permit is not commenced within 180 days from the date of such permit, or is suspended or abandoned at any time after the work is commenced for a period of 180 days. Before such work recommences, a new permit shall be first obtained and the fee therefor shall be one-half the amount required for a new permit for such work, provided that changes have not been and will not be made in the original construction documents for such work, and further

[A] 106.1 Construction documents.

Construction documents, engineering calculations, diagrams and other data shall be submitted in two or more sets, or in a digital format where allowed by the building official, with each application for a permit. The code official shall require construction documents, computations and specifications to be prepared and designed by a registered design professional where required by state law. Construction documents shall be drawn to scale and shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that the work conforms to the provisions of this code. Construction

calculations or other data if the nature of the work applied for is such that reviewing of construction documents is not necessary to determine compliance with this code.

Intenational Fire Code

Only has addition of grace period